

September 19, 2019

20-038

AWARD CONTRACT FOR PROGRESSIVE DESIGN
BUILDING SERVICES FOR SYLVANIA AUTOMOTIVE
TECHNOLOGIES BUILDING REMODEL

PREPARED BY: John MacLean, Finance and Procurement Manager,
Planning and Capital Construction

FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Planning and Capital Construction

APPROVED BY: Sylvia Kelley, Executive Vice President
Mark Mitsui, College President

REPORT: The Sylvania Automotive Metals (AM) building contains aging Mechanical, Electrical & Plumbing (MEP) equipment that has exceeded its expected life cycle. In addition the comprehensive assessment of building roofs that was carried out in 2017 identified this roof as a high priority for replacement. The building will have to remain open during the project as there are no suitable alternative locations for the classes taught in the building. This project is planned as part of the 2017 Bond Program maintenance projects. The College has several critical needs related to the work going forward for the project:

- The timeline is schedule certain due to the impact of the building use
- Work will need to be coordinated with building users and after hours work
- Imperative that the work happens during a summer timeframe

On April 18, 2019 through BA 19-098 the Board adopted the finding, granted an exemption, and authorized the use of the design/build alternative contracting method for the AM project. With this method our contract is with the general contractor and the design firm works for the contractor. All of the sub-consultants and sub-contractors are brought on at a later date through a comprehensive selection process.

On July 12, 2019 the Request for Proposals (RFP) was advertised in the Daily Journal of Commerce, State of

Oregon (ORPIN), and the Portland Observer, and the PCC solicitation website. A total of thirty-two (32) contractors and architects registered and received a copy of the RFP document. Of these eight (8) were COBID registered firms. At the proposal closing time of 2:00 PM August 14th, 2019, the College received four (4) proposal. The contractor proposals were evaluated based on experience, overall project and schedule, subcontracting plan, social responsibility approach and fee structure. Review committee member scores were added together, averaged and then the points for price were added to reach a final score with a maximum of 100 points.

Contractor:	Points:
Fortis Construction	95
Kirby Nagelhout Construction	82
O’Neill Construction ¹	74
Robert Evans Company	64

¹ Firm is registered with State of Oregon COBID. Fortis Construction was selected to move on to the oral interview.

Total points for submitted proposals and oral interviews

Contractor:	Written:	Oral:	Total:
Fortis Construction	94	95	189

COBID – Fortis Construction is not a COBID certified firm, however, they partnered with Woofter Architecture who are COBID certified. The sub-consultants and subcontractors for the project will be chosen once we get through the preconstruction process. Fortis is committed to meeting PCC’s goals.

The total cost for preconstruction services is \$135,000. Once the design phase is complete we will come back to Board for approval of the Guaranteed Maximum Price (GMP) through construction.

RECOMMENDATION:

That the Board of Directors authorize PCC to negotiate a contract for the planning and design of the Sylvania AM Building Renovation with Fortis Construction for a fee of \$135,000 plus \$13,500 contingency for a total of \$148,500. Funding will be from the 2017 Bond.